

## **Summary of Proposed Changes to the King County Code King County Comprehensive Plan 2008**

### **Title 13 – Water and Sewer Systems**

- Include the concept of “timely and reasonable service,” as is required under both the 2003 Municipal Water Law and the Public Water System Coordination Act
- Include additional department staff with responsibility to make recommendations on approvals of sewer and water system plans
- Remove cross-reference to KCC 13.08.070, which has been repealed.
- Include flood hazard management and emergency response plans within the list of county adopted plans that water and sewer plans must be consistent with
- Clarify role of DNRP role is with respect to utility comprehensive plans and implementation of groundwater management plans and wellhead protection programs
- Modify composition and membership of the Utilities Technical Review Committee (UTRC) and clarify authority of the UTRC
- In limited circumstances, in urban growth area allow septic tanks if sewer service is not available for a proposed short subdivision.
- Allow more than one exempt well if each lot in a subdivision is at least twenty acres.
- Add restriction on use of exempt wells as interim water service facilities to situations where Group B water service can be provided consistent with service preference order
- Require any well that is abandoned in the process of connecting to a Group A water system to be decommissioned

### **Title 14 – Roads and Bridges**

- Eliminate the Transportation Adequacy Measure standard for concurrency
- Replace concurrency zones with larger travel sheds
- Eliminate the current two part concurrency test
- Concurrency for both commercial and residential development is determined by referring to a map adopted by the King County Council
- Monitored corridors for concurrency are principal and minor arterials as defined by King County Arterial Functional Classification
- Urban Mobility Areas are Urban Commercial Centers as shown on the King County Comprehensive Plan Land Use Map and will have a concurrency level of service standard F
- Rural Mobility Areas are the rural towns of Fall City, Snoqualmie Pass and Vashon and will

- have a concurrency level of service standard E
- Rural commercial centers of Cottage Lake, Maple Valley, Preston and Cumberland will have concurrency level of service standard D

## **Title 16 – Building and Construction Standards**

- Update a map reference to the Sea-Tac Sound Reduction Standards
- Clarify that grading in excess of thresholds in the road right of way is not exempt from permit requirement
- Allow clearing standards to apply to be transferred from on parcel to another
- Modify provisions governing clearing limits for subdivisions to be consistent with those that apply to individual parcels
- Modify standards relating to replacement topsoil to require the topsoil to have a moisture holding capacity of between five and ten percent

## **Title 19A – Land Segregation**

- Prohibit sale of lots not created through subdivision process
- Prior to final plat recording, require all private improvements outside of the right-of-way or road easement to be constructed

## **Title 20 – Planning**

- Extend the four-to-one program for four years and require at least 50% of the lots to result from purchase of TDR credits
- Change critical area decisions from a Type II to a Type I land use decision
- Exclude from permit time periods, any period for which there is an outstanding fee balance due past 60 days of invoice
- Add King County's Surface Water Design Manual to the regulations that King County has determined provide adequate mitigation under SEPA for development impacts in the urban growth area
- Clarify the critical areas to which a lower categorical exemption threshold for grading would apply
- Add a requirement that projects shall mitigate their individual or cumulative climate change impacts
- Add a requirement that projects shall mitigate their individual or cumulative impacts on fire

district level of service if the King County has approved the fire district's capital improvement program

- Add the shoreline master program policies to the list of policies subject to the four year comprehensive plan update process
- Establish procedures for shoreline re-designations (carry over from Title 25)

## **Title 21A – Zoning**

### **1. Chapter 21A.06 - Definitions**

- Add definitions for:
  - Light rail transit
  - Paintball
- Modify definitions of:
  - Changing message center sign
  - Fish
  - Roadway
  - Slope

### **2. Chapter 21A.08 – Permitted Uses**

- Add paintball as a conditional use in the RA zones
- Allow detached accessory dwelling units all urban residential zones on lots greater than 5,000 square feet, subject to compliance with supplemental parking, safety and setback requirements
- Allow clearing for agriculture as an accessory to a residential use in the Forest Zone to include agricultural activities in addition to livestock
- Allow materials processing facilities in the RA zones as a permitted use on sites over ten acres and as a conditional use on sites ten acres or smaller

### **3. Chapter 21A.12 – Density and Dimensions**

- Modify maximum densities in the NB, CB, and RB zones to recognize that residential bonus densities allow up to 200 % bonus for low income housing
- Modify maximum density in CB to the same as the RB in mixed use developments
- In the CB zone, increase base density from 18 to 48 units per acre, with a maximum

density of 72 units per acre with incentives and TDR

- Allow greater wall heights where a wall crosses a setback
- Modify requirements for site triangles to apply only to road intersections

#### 4. Chapter 21A.14 – Design Standards

- Allow wall and fence height limitations to be exceeded in some instances where property abuts a critical area
- Building/floor area ratios increased for mixed-use CB zone developments

#### 5. Chapter 21A.16 – Landscaping and Water Use

- Required plantings in the road right-of-way may not include multi-stemmed trees
- Limit requirement for Street trees to urban area subdivisions

#### 6. Chapter 21A.18 – Parking and Circulation

- Off-street parking spaces (not to include garages or carports)
- Modify joint use driveway minimum width requirements

#### 7. Chapter 21A.20 – Signs

- Allow internal illumination subject to conditions on hours and brightness
- Allow changing message center signs for schools, subject to limits on hours of operation
- Allow signs for home occupations and home industries on the same basis as for other businesses
- Allow one residential identification sign per entrance
- Community event signs without a conditional use permit limited to one month before event and two weeks after
- Standards for Urban Planned Developments are the same as for Rural Towns

#### 8. Chapter 21A.24 – Critical Areas

- Bring standards for septic tanks in critical aquifer recharge areas into conformance with Washington Department of Health Standards

- Allowed Alterations
  - Treat stormwater and sanitary sewer pipes the same for purposes for purposes of allowed alterations
  - Surface water conveyance pipes through aquatic area buffers are subject to the same standards that apply to wetland buffers
  - A trail may cross a stream as an allowed alteration under the same conditions as a road
  - Allow a new right of way created as part of a plat to cross a stream under the same conditions as a new road
  - Clarify that noxious or invasive weed removal in agricultural drainage does not require a farm plan
  - Add educational projects sponsored by a public agency as an allowed alteration
  - Stormwater outfalls and conveyance through critical area buffers do are not always required to be vegetated conveyances
  - Do not include drain fields associated with expansions in critical area buffers in calculating the amount allowable expansion within the critical area buffer
- Rural stewardship plans
  - Limit to single family residential development and do not apply to subdivision applications
  - Cannot be used if an alteration exception is required to implement the plan
- Notice on title for critical areas not required for critical aquifer recharge areas
- Modify wetland buffer standards to comply with current Ecology guidance on wetland buffers
- Delete provision allowing two or more contiguous sites to be considered as one for purpose of determining wetland mitigation ratios
- Modify aquatic area buffer standards to reflect shoreline designations
- Modify list of protected wildlife species consistent with changes in the comprehensive plan
- Modify wetland monitoring study requirement to encompass critical area monitoring generally
- Allow critical area designations to be conducted for all critical areas

## 9. Chapter 21A.28 – Public Services and Utilities

- Add requirement that site must be capable of being served by fire protection district in

accordance with an adopted capital facilities plan

10. Chapter 21A.32 – General Provisions – Nonconformance, Temporary Uses, and Re-Use of Facilities

- Add limitations on re-establishment of destroyed structures located within shorelines of the state (from existing KCC 25.32.060)

11. Chapter 21A.34 – Residential Density Incentives

- Allow a density bonus for locating within one-half mile of a designated transit route or rail station
- Allow a density bonus in urban residential zones for the construction of detached single family homes 1500 square feet or smaller and for new manufactured housing units

12. Chapter 21A.37 – Transfer of Development Rights (TDR)

- Allow RA-2.5 zoned sites as sending sites at 1 credit per 2.5 acres

13. Chapter 21A.38 – Special District Overlays

- Economic Special District Overlay
  - New developments receive a 50% reduction in parking requirement if they provide a minimum of 2 stories of residential above ground-floor commercial
  - Remove provisions that waive the landscaping, setback, pedestrian circulation, and impervious surface and lot coverage requirements of the zoning code
  - Buildings must be orientated to face the pedestrian designed streets, and if on a corner adjacent to two pedestrian streets, buildings must orientate themselves to face both pedestrian street
  - Height and density bonuses for building structured parking

14. Chapter 21A.39 – Urban Planned Developments

- Allow urban planned developments on sites of at least 100 acres

15. Chapter 21A.50 – Enforcement

- Add violation of shoreline regulations to the list of zoning code violations subject to enforcement

16. New Chapter – Shoreline Management

- Define the purpose of shoreline environment designations.
- Define the extent of the shoreline jurisdiction and reference shoreline jurisdiction map
- Establish the standards for the shoreline environment designations.
- Establish the boundaries of shoreline environment designations by reference to the shoreline designations map
- Defines shoreline uses and modifications.
- Establish the uses that are allowed, and under what conditions, in each shoreline environment.
- Establish the modifications that are allowed, and under what conditions, in each shoreline environment.
- Establish the allowed densities and dimensions of structures that are allowed in each shoreline environment.
- Incorporate public access requirements and design to prevent the need for shoreline stabilization
- Updates site assessment and monitoring processes in shoreline environment.
- Establishes standards for parking within the shoreline environment.
- Establishes standards for signs within the shoreline environment.
- Clarifies when a substantial development permit or a statement of exemption is required
- Clarifies the standards for granting a shoreline variance;
- Adds new criteria to protect public shoreline views
- Clarifies the standards for granting a shoreline conditional use and adds a new standard for conditional uses not identified in the code

## **Title 25 – Shoreline Management**

- Portions of the title are amended and recodified into Titles 20 and 21A
- Portions of the title that are not recodified are repealed